

## **Work Program for the Chester Plan**

### **Purpose:**

This plan amendment is a comprehensive plan for the Chester area. The plan seeks to:

- Provide a land use guide that addresses land use transitions, adequate acreages for a variety of land uses, balance between land uses, and predictability for citizens and land owners.
- Protect historic and cultural resources in Chester, while balancing property rights.
- Review existing design ordinances; determine if they are accomplishing the goals of the Chester community, and recommend new ones if necessary.
- Protect communities and businesses from inappropriate development and redevelopment through a systemic review of land uses and zoning in the area.
- Review how the community's strategic plan can be implemented through the comprehensive plan.
- Address issues of growth and sprawl in the community.
- Research the market area for Chester.
- Assist in the identification and development or protection of the unique aspects of Chester- what draws people to Chester? What keeps them here? What will bring new people?
- Address community interest in open space, parks, trails, and pedestrian access. Are there areas of opportunity? Identify possibilities and implementation strategies.

### **Area of Applicability:**

See attached map.

### **Citizen Participation:**

The citizen participation effort is designed to be inclusive, including all interested parties, while allowing individuals with strong interests to participate at a higher level. It is anticipated that there will be multiple study groups to address specific issues. These groups should be representative of all sides of the issue to be studied, balanced, and comprised of members of the community (residential and business).

### **The Planning Process:**

Summer 2003

- Initial outreach to citizens
- Finalize boundaries
- Design scope of work
- Create matrix of existing plan and ordinances for review and critique
- Education Process
- Staff brainstorming session

Fall 2003

- Complete Existing Conditions work (to include market research)

#### Winter 2003/2004

- Review Ex. Conditions report with citizens
- Forum on Land Use Philosophy- sprawl, density, neo-traditional, etc.
- Vision meetings with citizens
- Review community strategic plan with citizens; seek input

#### Spring 2004

- Create broad recommendations and strategies
- Form study groups
- Staff charette
- Land Use meetings with citizens

#### Summer 2004

- Report back by study groups
- Formulate recommendations
- Critique/Feedback from staff implementers
- Complete plan draft
- Complete any accompanying Ordinances
- Revise strategic plan if there is community interest

#### Fall 2004

- Take completed plan to citizens
- Begin public approval process

#### **Other Anticipated Issues:**

- What is the use of the “old” Chester Library?
- How much regulation of signage is needed to maintain community character? Is there consensus on signage issues?
- Are there storm water retention issues along Route 10? Are there alternative solutions? Can this be addressed by the Plan?
- What about the design of Route 10 outside of Chester? Is there a need for additional standards for that area?
- What streetscape improvements could be made to improve pedestrian access and a village feel? What would the priorities be?
- What about high speed rail?
- Conversion of structures along the corridors: Are there uses more likely to encourage historic renovation and compatible new development?